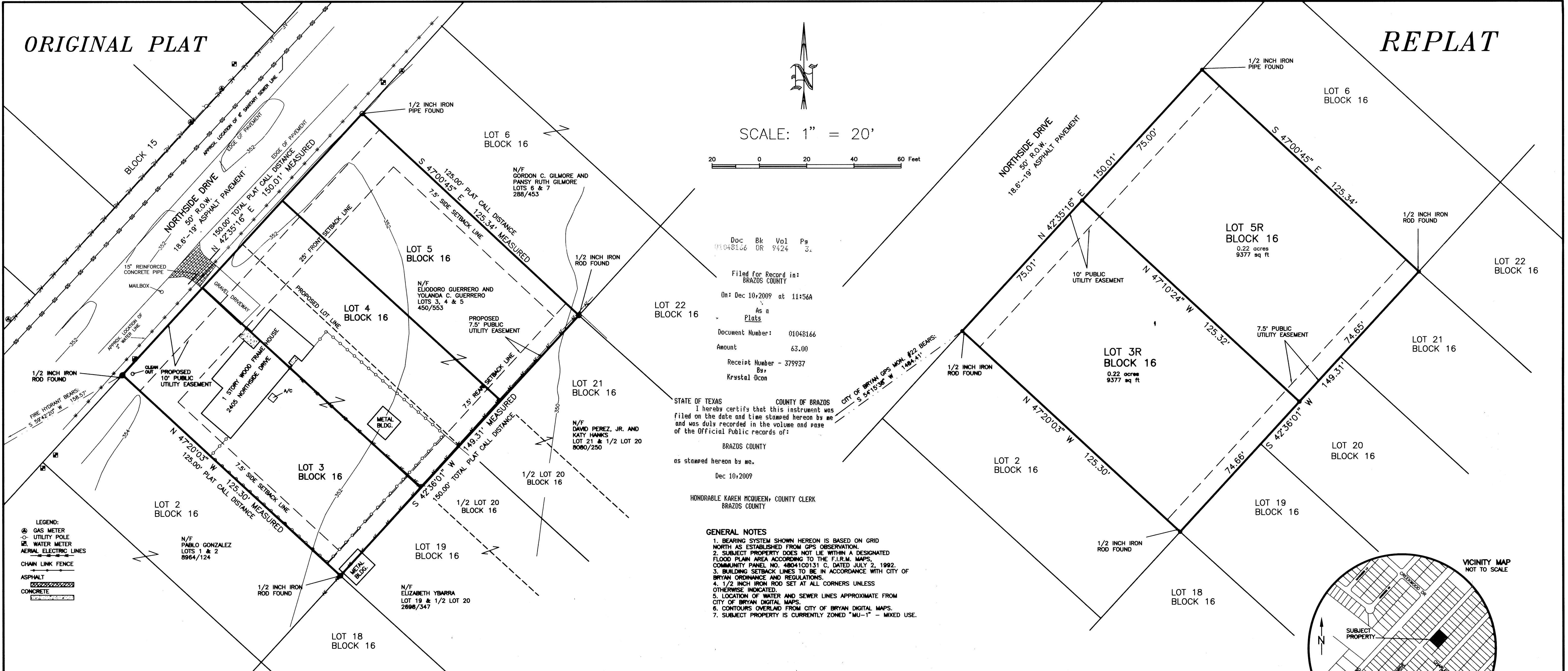
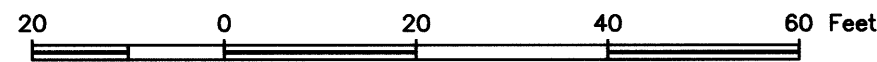


ORIGINAL PLAT

REPLAT



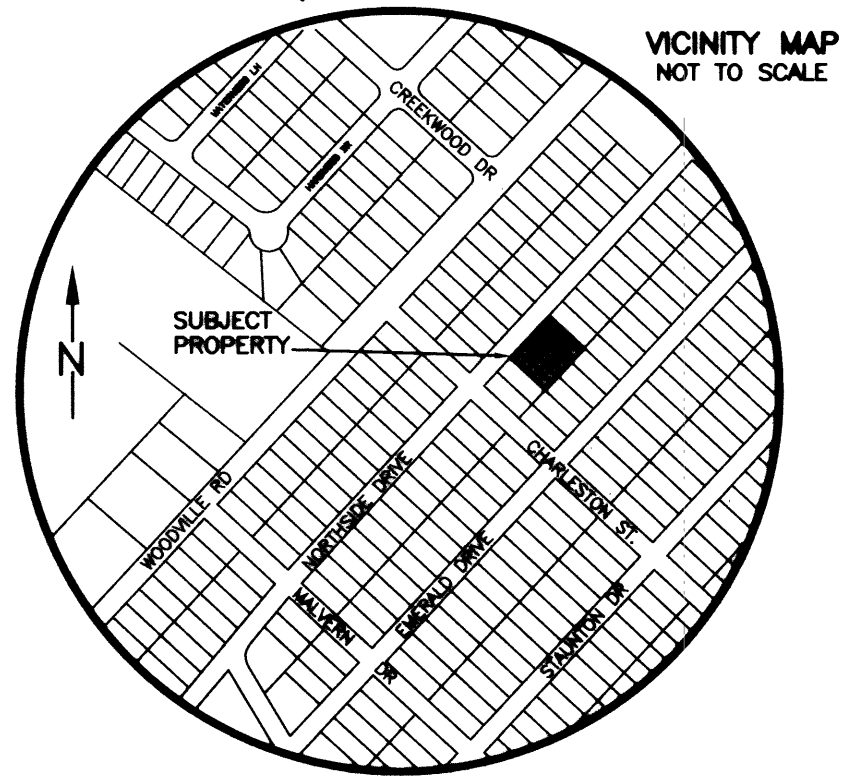
SCALE: 1" = 20'



Doc Bk Vol Pg  
11048166 BR 9424 3  
Filed for Record in:  
BRAZOS COUNTY  
On: Dec 10, 2009 at 11:56A  
As a  
Plat  
Document Number: 01048166  
Amount: 63.00  
Receipt Number - 379937  
By:  
Krestal Ocon

STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was  
filed on the date and time stated hereon by me  
and was duly recorded in the volume and page  
of the Official Public records of:  
BRAZOS COUNTY  
as stamped hereon by me.  
Dec 10, 2009  
HONORABLE KAREN McQUEEN, COUNTY CLERK  
BRAZOS COUNTY

- GENERAL NOTES
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100131 C, DATED JULY 2, 1992.
  3. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
  4. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE INDICATED.
  5. LOCATION OF WATER AND SEWER LINES APPROXIMATE FROM CITY OF BRYAN DIGITAL MAPS.
  6. CONTOURS OVERLAID FROM CITY OF BRYAN DIGITAL MAPS.
  7. SUBJECT PROPERTY IS CURRENTLY ZONED "MU-1" - MIXED USE.



- LEGEND:
- ⊙ GAS METER
  - UTILITY POLE
  - ⊞ WATER METER
  - ⚡ AERIAL ELECTRIC LINES
  - ⊞ CHAIN LINK FENCE
  - ASPHALT
  - CONCRETE

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, YOLANDA GUERRERO, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County, in Volume 450, Page 553, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.  
*Yolanda Guerrero*  
Owner

APPROVAL OF PLANNING AND ZONING COMMISSION  
I, *John P. Clark*, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat filed for approval with the Planning & Zoning Commission of the City of Bryan on the 10th day of December, 2009, and same was duly approved on the 10th day of December, 2009.  
*John P. Clark*  
Chairman

CERTIFICATION OF CITY PLANNER  
I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 10th day of December, 2009.  
*Kristal Ocon*  
City Planner, City of Bryan

APPROVAL OF THE CITY ENGINEER  
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 10th day of December, 2009.  
*W. Paul Kasper*  
City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, KAREN McQUEEN, County Clerk, in and for said county, do hereby certify that this plat together with the appropriate codes and ordinances of the City of Bryan was filed for record in my office on the 10th day of December, 2009, in the Official Public Records of Brazos County, Texas, in Volume 11048166, Page 3.  
*Krestal Ocon*  
County Clerk  
Brazos County, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared *Yolanda Guerrero* known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.  
Given under my hand and seal on this 20th day of November, 2009.  
*Barbara Mackayak*  
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.  
*Brad Kerr*  
Brad Kerr, R.P.L.S. No. 4502



METES AND BOUNDS DESCRIPTION  
OF A  
0.44 ACRE TRACT  
ALL OF LOTS 3, 4 AND 5, BLOCK 16  
MARGARET WALLACE SUBDIVISION  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 3, 4 AND 5, BLOCK 16, MARGARET WALLACE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 138, PAGE 573 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.  
SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF NORTHSIDE DRIVE (50' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 3 AND THE NORTH CORNER OF LOT 2, BLOCK 16;  
THENCE: N 42° 35' 16" E ALONG THE SOUTHEAST LINE OF NORTHSIDE DRIVE FOR A DISTANCE OF 150.01 FEET (PLAT CALLS 150') TO A 1/2 INCH IRON PIPE FOUND MARKING THE NORTH CORNER OF SAID LOT 5 AND THE NORTH CORNER OF LOT 6, BLOCK 16;  
THENCE: S 47° 00' 45" E ALONG THE COMMON LINE OF SAID LOT 5 AND LOT 6 FOR A DISTANCE OF 125.34 FEET (PLAT CALLS 125') TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOTS 5 AND 6 AND LOTS 21 AND 22, BLOCK 16;  
THENCE: S 42° 36' 01" W ALONG THE COMMON LINE OF SAID LOTS 3, 4 AND 5, AND LOTS 19, 20 AND 21, BLOCK 16, FOR A DISTANCE OF 149.31 FEET (PLAT CALLS 150') TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOTS 2 AND 3 AND LOTS 18 AND 19, BLOCK 16;  
THENCE: N 47° 20' 03" W ALONG THE COMMON LINE OF SAID LOTS 2 AND 3 FOR A DISTANCE OF 125.30 FEET (PLAT CALLS 125') TO THE POINT OF BEGINNING CONTAINING 0.44 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

**REPLAT**  
OF  
LOTS 3, 4 & 5, BLOCK 16  
MARGARET WALLACE SUBDIVISION  
VOLUME 138, PAGE 573  
0.44 ACRES  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET  
SURVEY DATE: 09-28-09  
PLAT DATE: 10-05-09  
REVISED: 10-13-09  
JOB NUMBER: 09-589  
CAD NAME: 09-589  
CR5 FILE: WOODVILL (cont); 09-589 (job)

PREPARED BY: KERR SURVEYING, LLC  
505 CHURCH STREET, P.O. BOX 269  
COLLEGE STATION, TEXAS 77841  
PHONE (979) 268-3195

PREPARED FOR: YOLANDA GUERRERO  
4113 SABANA GRANDE SE  
RIO RANCHO, NM 87124  
PHONE (505) 892-4973